



Planning and Economic Development

Sara Roediger, AICP, Director

From: Sara Roediger, AICP, Director, Chris McLeod, AICP, Planning Manager
Date: April 18, 2023
Re: Non-Residential Zoning District Consolidation Discussion

As you are aware, the Planning Commission, City Staff and the City's Planning Consultant continued to review proposed changes to the City's Non-Residential Zoning Districts at the March 2023 worksession. This was a continuation of the discussions that have been ongoing for approximately the last year. At that meeting, Planning Commission members requested to see the updated draft language that would be proposed for consideration at the May 16th Planning Commission meeting where a public hearing is intended to be held. Included with this memo is the updated Table of Uses (both proposed as well as redlined), Use Standards, Schedule of Regulations, and the public hearing notice. A memo from Giffels Webster is also included in the packet.

It should be noted that City Staff will continue to refine the draft language provided to ensure all cross references and citations are correct due to the extensive nature of the proposed changes and consolidation and to also include any additional changes that may be requested by the Commission.

Finally, the City will be conducting a public open house from 5:00 p.m. to 7:00 p.m. (prior to the special Planning Commission meeting) on May 2, 2023. It is intended this session will allow impacted property owners along with interested parties an opportunity to become more familiar with the intended changes and provide their input. Public hearing notices are currently being prepared that will provide the required notice to those properties being impacted directly, as well as those within 300 feet, of the public open house as well as the Planning Commission public hearing date.